

S U M M A R Y

FILE NO.	2253	Thomas Guide Map No.	745; 775
		Date Received:	03/08/07
		Date Distributed:	03/09/07
ENTITY	City of Federal Way	Date Filed:	
ACTION	Resolution for Land Annexation (Election Method)		
		Expiration 45 Days:	04/22/07
TITLE	East Federal Way Annexation	Board Meeting:	04/12/07

Location	<p>The site includes a northern section (Parcel A.1) and a southern section (Parcel A.2) that are connected by the Peasley Canyon Right-of-Way.</p> <p>The site is located on the eastern side of the City of Federal Way. The western boundary abuts the City of Federal Way. The northern-most boundary generally follows South 272nd Street. The eastern boundary of the East Federal Way Annexation variously generally follows 51st Avenue South and 55th Avenue South. The southern-most boundary is generally formed by South 380th Street.</p>
Land Area	Approximately 4400 acres
Land Use	<p><i>Primary Uses:</i> Residential Uses (Single-Family); Vacant Land</p> <p><i>Other Uses:</i> Residential (Multi-family); Commercial; Office; Industrial; Parks; Schools; Public Uses; Agricultural Uses</p>
Population Estimate	20,152 persons
Total Assessed Valuation	\$1,719,434,900.
County Comprehensive Plan Designation	Residential – Single Family; Moderate Density Residential; High Density Residential; Commercial Uses; Office Uses; Light Industrial Use; Public and Quasi-Public Uses
County Zoning:	R-1 (One dwelling unit/acre), R-4 (Four dwelling units/acre), R-6 (Six dwelling units/acre), R-8 (Eight dwelling units/acre), R-12 (Twelve dwelling units/acre), R-18 (Eighteen dwelling units/acre), R-24 (Twenty-four dwelling units/acre). Community Business, Neighborhood Business, Office Uses
City Comprehensive Plan	<p><i>Primary Designation:</i> Residential – Single Family High Density</p> <p><i>Other Designations:</i> Moderate Density Residential; Public and Quasi-Public Uses; Commercial Uses; Office Uses</p>
City Zoning	<p><i>Primary Use:</i> RS 9.6, RS 7.2; RS-5.0</p> <p><i>Other Uses:</i> RS 35.0; RM 3800, RM 2400, RM 1800; Community Business, Neighborhood Business, Office Park</p>

District Comprehensive Plan	City of Federal Way Comprehensive Plan; Lakehaven Utility District Plan
District Franchise	The proposed annexation does not require a franchise.
Urban Growth Area (UGA)	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Federal Way Comprehensive Plan
SEPA Declaration	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Pete von Reichbauer

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Auburn, Algona, Kent, Des Moines,

Fire Districts: South King County Fire and Rescue

Water Districts: City of Federal Way; Lakehaven Utility District

Sewer Districts: City of Federal Way; Lakehaven Utility District

School Districts: Federal Way School District No. 210

SUMMARY (File No. 2253)

The City of Federal Way proposes the annexation of approximately 4400 acres of land, known as the East Federal Way Area. This annexation was proposed pursuant to RCW 35A.14. The East Federal Way Annexation Area property owners are seeking annexation in order to develop properties under City of Federal Way regulations and to receive public services (e.g., sewer services) from Federal Way. Federal Way City Council adopted the Resolution for annexation in February 2007 in order to support orderly, logical growth of governance and provision of coordinated public services/facilities to the East Federal Way Area.

The East Federal Way Annexation Area includes a northern section (Parcel A.1) and a southern section (Parcel A.2) that are connected by the Peasley Canyon Right-of-Way. The site is located on the eastern side of the City of Federal Way. The western boundary abuts the City of Federal Way. The northern-most boundary generally follows South 272nd Street. The eastern boundary of the East Federal Way Annexation variously generally follows 51st Avenue South and 55th Avenue South. The southern-most boundary is generally formed by South 380th Street.

The unincorporated area is included in the Annexation Element of the City of Federal Way Comprehensive Plan. The proposed East Federal Way Area annexation includes the entirety of the City of Federal Way's East Federal Way Potential Annexation Area.

The proposed action is consistent with City of Federal Way Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City and provision of services to incorporated areas. *For example:*

- The City of Federal Way has incorporated planning policies that shall encourage annexation within its Urban Growth Area
- The City of Federal Way has planned for growth of the East Federal Way Area at levels of urban density similar to that permitted by King County. More specifically, currently, the East Federal Way Area is developed primarily with residential uses. The East Federal Way Area also includes public facilities and open spaces. There is vacant land and developed land that could be utilized for new development in the future.
- Under City of Federal Way regulations, the East Federal Way Area would be proposed to continue as a predominantly residential community. Some limited commercial uses and office uses would continue to be permitted. Zoning would accommodate existing public facilities and open spaces to serve the local populace.

The City of Federal Way Comprehensive Plan, Zoning Code, and Critical Areas Ordinances have established standards to guide ongoing uses and new development on the East Federal Way properties following annexation. The City of Federal Way is prepared to provide development review and environmental review (e.g., protection of slopes, sensitive areas, and stormwater management) to the East Federal Way Area based upon local, regional and state regulations.

The City of Federal Way can directly provide (or contract for) urban services to the area. For example, the City will directly provide policing services. Further, the City of Federal Way will contract for the following services:

Fire Districts:	South King County Fire and Rescue
Water Districts:	Lakehaven Utility District
Sewer Districts:	Lakehaven Utility District

In addition, the City of Federal Way will provide for storm water management, solid waste management, and other basic public services.

City parks and recreation facilities, libraries and other community services would be available to the citizens of the East Federal Way Area. Children would continue to attend schools in Federal Way School District No. 210.

The City of Federal Way reports that the proposed annexation conforms to the State Growth Management Act (36.70A. RCW). For example, the annexation is supported by RCW 36.70A.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of primary land uses and corollary public services (e.g., roadways) envisioned in the Act. Environmentally sensitive areas would also be protected under the provisions of this annexation.

Further, the East Federal Way Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed East Federal Way Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-26: Urban growth shall be directed to urban areas where development can be accommodated and served.

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area.

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans.

U-201: Annexations should be encouraged in Urban Growth Areas.

U-204: The County should support annexations that are consistent with Countywide Planning Policies and the State Growth Management Act.

U-304: Growth should be focused within city boundaries.

RP-202: King County shall encourage annexation through such mechanisms as interlocal agreements.

The proposed East Federal Way Annexation is reported by City of Federal Way officials to be consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Federal Way geographically and by social fabric (e.g., similar land uses and open spaces, shared sense of community).

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. Roadways and property lines establish boundaries for the East Federal Way Annexation Area.

The East Federal Way Annexation would also be consistent with Objective 3, which calls for creation of logical service areas. Local residents have reported an interest in annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. The City of Federal Way is prepared to govern and serve the area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. As the proposed annexation area lies within the Federal Way Potential Annexation Area, this incorporation is consistent with City plans to govern and serve the area.

This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. There is agricultural land in the nearby Rural Area, a very small portion of which extends into the Urban Growth Area. This land is designated– but not used – for agricultural purposes.

The City of Federal Way has conducted fiscal analyses related to the proposed East Federal Way Annexation. The City estimates that expenditures for governance of the East Federal Way Area will be \$7,199,224 (operating costs) and \$2,906,454 (capital costs). Revenues are estimated at \$4,193,124 (operating funds) and \$1,548,122 (capital funds).

The East Federal Way Annexation is also the subject of an Interlocal Agreement with King County prepared under the aegis of the King County Annexation Initiative. The Interlocal Agreement is intended to provide funds to the City of Federal Way to address costs incurred in conjunction with the transition of the East Federal Way Area into this local jurisdiction. The City will obtain \$3,500,000 from the King County Annexation Initiative Fund.

The City also expects to receive approximately \$2,800,000 from State sales tax credits in the first 10 years of following annexation. Upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. Future capital needs and costs will be examined and funded through the Federal Way Capital Investment Program.

With these various resources, the City will have sufficient funds to serve the East Federal Way Area without a significant impact to cost of services and adequacy of services, financial structure, debt structure, or rights of other governmental units.

The City of Federal Way supports this annexation in order to serve citizens of the area.

Annexation would bring East Federal Way residents the benefits of local governance and coordinated services.

The proposed election method annexation will give voters an opportunity to state their interest (or lack of interest) in becoming citizens of Federal Way.